

Doc Number: 12292015-0195 Page: 1 of 1

Form **668(Y)**
(Rev. 10-1999)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Tx: 4766915

Small Business / Self Employed - Area: 4

Serial Number

191968515

For Optional Use by Recording Office

As provided by sections 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer

NAKS INVESTMENT LLC, as Nominee of
GARY KAPLAN

Residence

48 PORTLAND PL
SAINT LOUIS, MO 63108BOOK PAGE
12292015-0195RECORDER OF DEEDS
CITY OF ST. LOUIS
RECORDED-CERTIFIED ON
12/29/2015 2:15 PMSHARON QUIGLEY-CARPENTER
RECORDER OF DEEDSPAGES: 1
AMOUNT: 3.00
4766915

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of lien is refilled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

| Kind of Tax (a) | Tax Period Ended (b) | Identifying Number (c) | Date of Assessment (d) | Last Day for Refiling (e) | Unpaid Balance of Assessment (f) |
|--------------------|-------------------------|---------------------------|------------------------------|---------------------------------|--|
| 1040 | 12/31/2004 | XXX-XX-2840 | 07/15/2014 | 08/14/2024 | \$38,146,828.51 |
| 1040 | 12/31/2005 | XXX-XX-2840 | 07/15/2014 | 08/14/2024 | \$15,881,718.88 |

This notice of federal tax lien is filed to specifically notate the attachment of the taxpayer's federal tax lien(s) to the property described as Lot 14 of Forest Park Addition and in Block 4904 of the City of St. Louis fronting 100 feet on the South line of Portland Place, by a depth Southwardly of 190 feet to the Northern line of Lot 7.

Place of Filing

Recorder of Deeds
City Hall
St. Louis, Missouri 63103

Total

\$54,028,547.39

This notice was prepared and signed at CHICAGO, IL, on this, the 23rd day of December, 2015.

Signature

A handwritten signature in cursive script, appearing to read "Stephanie R. Meents".

Title

STEPHANIE R. MEENTS, Employee ID: 24-06-2433

REVENUE OFFICER, Phone #: (217)993-6590

(NOTE: Certificate of office authorized by law to take acknowledgments is not essential to the validity of Notice of Federal Tax Lien Rev. Rul. 71-406, 1971-2 C.B. 409)

Part 2 - Taxpayer Copy

Form 668(Y) (Rev. 10-1999)

END OF DOCUMENT PAGES 1 THROUGH 2

EXHIBIT

1

SUPPLIESTECOM

2624

COURT RECORDING DATA

INTERNAL REVENUE SERVICE
FACSIMILE FEDERAL TAX LIEN DOCUMENT

Lien Recorded : 05/15/2015 - 00:00AM
Recording Number: 108281
UCC Number :
Liber : 21511
Page : 7

Area: SMALL BUSINESS/SELF EMPLOYED #4
Lien Unit Phone: (800) 913-6050

IRS Serial Number: 155664315

This Lien Has Been Filed in Accordance with
Internal Revenue Regulation 301.6323(f)-1.

Name of Taxpayer :
GARY KAPLAN

00:00AM

ALS Entity Type: Individual

Residence :
48 PORTLAND PL
SAINT LOUIS, MO 63108

With respect to each assessment below, unless notice of lien
is refiled by the date in column(e), this notice shall constitute
the certificate of release of lien as defined in IRC 6325(a).

| Form (a) | Period (b) | ID Number (c) | Assessed (d) | Refile Deadline (e) | Unpaid Balance (f) |
|-------------|---------------|------------------|-----------------|------------------------|-----------------------|
| 1040 | 12/31/2004 | XXX-XX-2840 | 07/15/2014 | 08/14/2024 | 38158408.44 |
| 1040 | 12/31/2005 | XXX-XX-2840 | 07/15/2014 | 08/14/2024 | 15881718.88 |

Filed at: Recorder of Deeds
St. Louis County
Clayton, MO 63105

Total \$ 54040127.32

This notice was prepared and executed at CHICAGO, IL
on this, the 04th day of May, 2015.

Authorizing Official:
CYNTHIA DAVENPORT

Title:
REVENUE OFFICER

24-06-2422

2624

COURT RECORDING DATA

INTERNAL REVENUE SERVICE
FACSIMILE FEDERAL TAX LIEN DOCUMENTLien Recorded : 12/29/2015 - 00:00AM
Recording Number:
UCC Number :
Liber : 12292015
Page : 0195Area: SMALL BUSINESS/SELF EMPLOYED #4
Lien Unit Phone: (800) 913-6050

IRS Serial Number: 191968515

This Lien Has Been Filed in Accordance with
Internal Revenue Regulation 301.6323(f)-1.Name of Taxpayer :
NAKS INVESTMENT LLC
AS NOMINEE OF GARY KAPLAN

12:00AM

ALS Entity Type: Nominee of

Residence :
48 PORTLAND PL
SAINT LOUIS, MO 63108With respect to each assessment below, unless notice of lien
is refiled by the date in column(e), this notice shall constitute
the certificate of release of lien as defined in IRC 6325(a).

| Form (a) | Period (b) | ID Number (c) | Assessed (d) | Refile Deadline (e) | Unpaid Balance (f) |
|-------------|---------------|------------------|-----------------|------------------------|-----------------------|
| 1040 | 12/31/2004 | XXX-XX-2840 | 07/15/2014 | 08/14/2024 | 38146828.51 |
| 1040 | 12/31/2005 | XXX-XX-2840 | 07/15/2014 | 08/14/2024 | 15881718.88 |

Filed at: Recorder of Deeds
City Hall
St. Louis, MO 63103

Total \$ 54028547.39

This notice was prepared and executed at CHICAGO, IL
on this, the 23rd day of December, 2015.Authorizing Official:
STEPHANIE R MEENTSTitle:
REVENUE OFFICER

24-06-2438

Branch: TP4 User: LSLA

Title Officer: LSLA Order: 48 PORTLAND PL

BOOK PAGE
06272007-0097RECORDER OF DEEDS
CITY OF ST. LOUIS
RECORDED-CERTIFIED ON
06/27/2007 10:15AMSHARON QUIGLEY CARPENTER
RECORDER OF DEEDSPAGES: 3
AMOUNT DUE: \$33.00

Clerk: 648000 449652

GENERAL WARRANTY DEED (INDIVIDUAL)*This Deed*, Made and entered into this 22nd day of June, 2007, by and between

Richard V. Nelson and Joanna R Nelson, husband and wife,

4950 Lindell #1 West, St. Louis, Missouri 63108 of the City of St. Louis, State of Missouri party or parties of the first part as Grantor(s), and

Holly Hoeffner Kaplan, a single person

Grantee's Mailing Address: 48 Portland Place St. Louis, Missouri, 63108 of the City of St. Louis, State of Missouri, party or parties of the second part as Grantee(s).

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party or parties of the second part, the following described Real Estate, situated in the City of St. Louis, State of Missouri, to-wit:

Lot 14 of Forest Park Addition and in Block 4904 of the City of St. Louis fronting 100 feet on the South line of Portland Place, by a depth Southwardly of 190 feet to the Northern line of Lot 7.

Together with all improvements thereon known and numbered as 48 Portland Place.

Subject to existing building lines, easements, conditions, restrictions, zoning regulations, etc., now of record, if any.

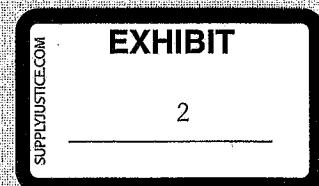
Locator No: 4904-00-00400

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever.

The said party or parties of the first part hereby covenanting that said party or parties and the heirs, executors, administrators and assigns of such party or parties, shall and will WARRANT AND DEFEND the title to the premises unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2007 and thereafter, and special taxes becoming a lien after the date of this deed.

In Witness Whereof, the said party or parties of the first part has or have hereunto set their hand or hands the day and year first above written.PARCEL ID # 4904-00-00400
C.O.V.
DATE 6-27-07

071952



Branch :TP4 User :LSLA

Title Officer : LSLA Order : 48 PORTLAND PL

Holly Hoeffner Kaplan

Richard V. Nelson
Richard V. Nelson

Joanna R. Nelson
Joanna R. Nelson

State of Missouri

} ss.

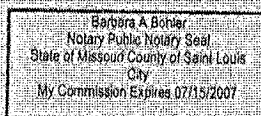
County of St. Louis

On this 22nd day of June, 2007 before me personally appeared, Richard V. Nelson and Joanna R. Nelson, husband and wife to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Barbara A. Bohler
Barbara A. Bohler Notary Public

My commission expires:



Branch : TP4 User : LSLA

Title Officer : LSLA Order : 48 PORTLAND PL

GRANTEE'S RIDER

(Individual)


Holly Hoeffner-Kaplan, GRANTEE

GRANTEE

STATE OF MISSOURI
COUNTY OF St. Louis

On this 22nd day of June, 2007, before me personally appeared
Holly Hoeffner-Kaplan, a married person acting individually and pursuant to Assent to Execution of Deeds and
Waiver of Marital Rights as recorded on even date herewith
to me known to be the person or persons described in and who executed the foregoing instrument, and acknowledged
that he/she/they executed the same as his/her/their free act and deed, as the Grantees, party or parties of the second
part.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and
State aforesaid, the day and year first above written.


S. Schiller

Notary Public

My commission expires: April 10, 2008



S. SCHILLER
St. Louis County
My Commission Expires
April 10, 2008

END OF DOCUMENT PAGES 1 THROUGH 3 



BOOK PAGE
12172014-0120

RECORDER OF DEEDS
CITY OF ST. LOUIS
RECORDED-CERTIFIED ON
12/17/2014 4:16 PM

JENNIFER A. FLORIDA
RECORDER OF DEEDS

PAGES: 3
AMOUNT DUE: 33.00
4672731

QUIT CLAIM DEED

This QUIT CLAIM DEED is made and entered into as of this 17th day of December, 2014, by and between HOLLY HOFFNER KAPLAN, a married person, of the City of St. Louis, State of Missouri, mailing address: 48 Portland Place, St. Louis, MO 63108, Party of the First Part, ("Grantor" for indexing purposes only) and

HOLLY HOFFNER KAPLAN and GARY KAPLAN, Joint Tenants with Rights of Survivorship, of the City of St. Louis, State of Missouri, mailing address: 48 Portland Place, St. Louis, MO 63108, Parties of the Second Part ("Grantees" for indexing purposes only).

WHEREAS, this Quit Claim Deed is pursuant to the Family Court Judgment entered on December 16, 2014, in Cause No. 13SL-DR00261, in the Family Court of St. Louis County, whereby Holly Hoeffner Kaplan was ordered to transfer, by Quit Claim Deed, all of her right title and interest in 48 Portland Place, St. Louis, Missouri 63108 to Gary Kaplan and Holly Hoeffner Kaplan as "Joint Tenants with Rights of Survivorship".

WITNESSETH, THAT THE SAID party of the First Part, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, does by these presents, **REMISE, RELEASE AND FOREVER QUIT-CLAIM** unto said Party of the Second Part, the following described Real Estate situated in the City of St. Louis, State of Missouri, to wit:

LOT 14 OF FOREST PARK ADDITION AND IN BLOCK 4904 OF THE CITY OF ST. LOUIS FRONTING 100 FEET ON THE SOUTH LINE OF PORTLAND PLACE, BY A DEPTH SOUTHWARDLY OF 190 FEET TO THE NORTHERN LINE OF LOT 7.

TOGETHER WITH ALL IMPROVEMENTS THEREON KNOWN AND NUMBERED AS 48 PORTLAND PLACE.

SUBJECT TO EXISTING BUILDING LINES, EASEMENTS, CONDITIONS, RESTRICTIONS, ZONING REGULATIONS, ETC., NOW OF RECORD, IF ANY.

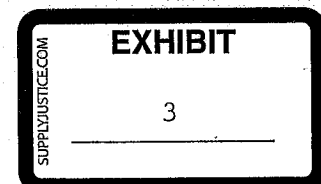
LOCATOR NO. 4904-00-00400

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging into the said Party of the Second Part. So that neither the said Party of the First Part nor theirs, nor any other person or persons for them or in their name or behalf, shall or will hereafter claim or demand any

REEL ID # 1904000400

O.V. 12-17-2014

TR



right or title to the aforesaid premises, or any part thereof, but they and every one of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, THE SAID party of the First Part has executed these presents the day and year first above written.



HOLLY HOFFNER KAPLAN


State of Missouri

County of St. Louis

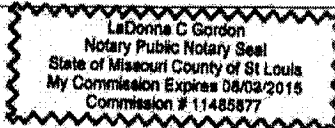
)
) SS
)

On this 17th day of September, 2014, before me personally appeared HOLLY HOFFNER KAPLAN to me personally known, who, being duly sworn, did acknowledge that she executed the same as her free act and deed.


In TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.



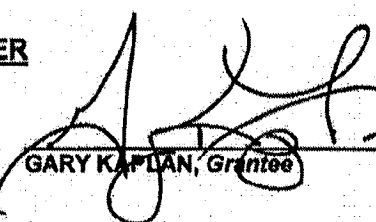
Notary Public



Notary - Please Affix Seal in Box Above


 HOLLY HOEFFNER KAPLAN, Grantee

GRANTEE'S RIDER
 (Joint)

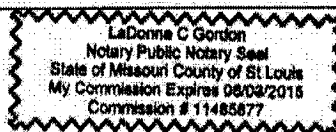

 GARY KAPLAN, Grantee

State of Missouri)
) SS
 County of St. Louis)

On this 17th day of December, 2014, before me personally appeared HOLLY HOEFFNER KAPLAN, a married person, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed, as the Grantee, party or parties of the second part.

In TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.


 Notary Public



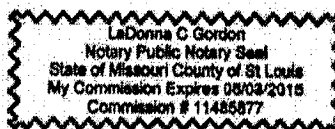
Notary - Please Affix Seal in Box Above

State of Missouri)
) SS
 County of St. Louis)

On this 17th day of December, 2014, before me personally appeared GARY KAPLAN, a married person, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed, as the Grantee, party or parties of the second part.

In TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.


 Notary Public



Notary - Please Affix Seal in Box Above

BOOK PAGE
05142015-0053RECORDER OF DEEDS
CITY OF ST. LOUIS
RECORDED-CERTIFIED ON
05/14/2015 9:10 AMSHARON QUIGLEY-CARPENTER
RECORDER OF DEEDSPAGES: 4
AMOUNT DUE: 38.00
4710167
THIS DOCUMENT WAS eRECORDED

198-349

SPECIAL WARRANTY DEED

This Deed, made and entered into as of the 30th day of April, 2015, by and between:

Holly Hoeffner Kaplan and Gary Kaplan, both single people, as joint tenants with right of survivorship
of the City of St. Louis State of Missouri, Grantor, (mailing address of said Grantor is 48 Portland Place, St. Louis, MO 63108), and

NAKS Investment, LLC
of the County of St. Louis, State of Missouri, Grantee, (mailing address of said grantee is: 21852 Marigot Dr, Boca Raton, FL 33428)

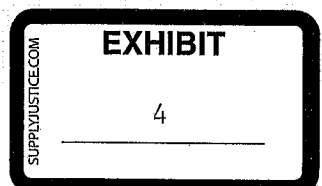
WITNESSETH, that the said Grantor, for and in consideration of the sum of One Dollar and other valuable considerations paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL, CONVEY, AND CONFIRM unto the said Grantee, the following described Real Estate, situated in the County of City of St. Louis and State of Missouri, to-wit:

Lot 14 of Forest Park Addition and in Block 4904 of the City of St. Louis, fronting 100 feet on the South line of Portland Place, by a depth Southwardly of 190 feet to the Northern line of Lot 7.

Subject to building lines, easements, conditions, and restrictions of record, and to any zoning law or ordinance affecting said property.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging unto the said Grantee, and to the heirs and assigns of such Grantee forever. The said Grantor hereby covenanting that it is lawfully seized of said real estate and has a right to convey it, and that the said premises are free and clear from any encumbrance done or suffered by the said Grantor, and that the said Grantor shall and will WARRANT AND DEFEND the title to the said premises unto the said Grantee, and to the heirs and assigns of such Grantee forever, against the lawful claims and demands of all persons claiming by, through, or under the Grantor, excepting, however, the general taxes levied or assessed subsequent to the date hereof, and special taxes becoming a lien after the date of this deed.

Special Warranty Deed - 205827-15-1



GRANTOR

Holly Hoeffner Kaplan

State of MO }
County of St. Louis } SS:

On this 17th day of May in the year 2015, before me, the undersigned notary public, personally appeared Holly Hoeffner Kaplan, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

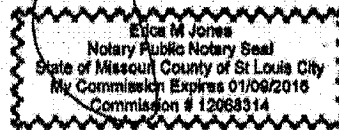
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Erica M. Jones
Notary Public

Erica M. Jones

My Term Expires:

1/9/2016



GRANTOR

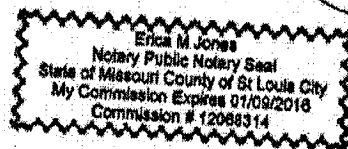
Gary Kaplan

State of MO }
County of St. Louis } SS:

On this 7th day of May in the year 2015, before me, the undersigned notary public, personally appeared Gary Kaplan, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My Term Expires: 1/9/2016 Notary Public Erica M. Jones

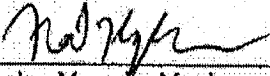


GRANTEE RIDER

By signing his/her/their names below, the party(ies) hereto acknowledge delivery of the accompanying deed.

GRANTEE:

NAKS Investment, LLC

By: 
Neil Kaplan, Managing Member

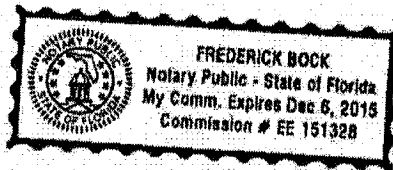
State of Florida)
County of Polk) SS:

On this 29 day of APRIL in the year 2015, before me, the undersigned notary public, personally appeared Neil Kaplan, as Managing Member of NAKS Investment, LLC, known to me to be the person(s) who executed the within Affidavit in behalf of said LLC and acknowledged to me that he/she/they executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.


Notary Public Frederick Bock

My Term Expires:



SHERIFF'S DEED**Under Foreclosure of Liens for Delinquent Taxes**

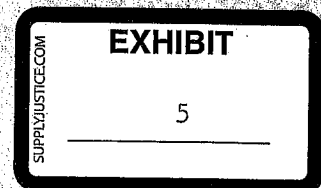
| | | |
|-------------------------------------|---|------------------------|
| In the matter of the foreclosure of |) | |
| liens for delinquent land taxes |) | |
| by action in rem: |) | |
| |) | CAUSE NO: 1822-LT30347 |
| COLLECTOR OF REVENUE OF THE CITY |) | |
| OF ST. LOUIS, MISSOURI, |) | LAND TAX SUIT NO.198 |
| |) | DIVISION NO. 29 |
| Plaintiff, |) | |
| |) | SERIAL NO. 198-198-347 |
| v. |) | |
| |) | |
| PARCELS OF LAND ENCUMBERED WITH |) | |
| DELINQUENT TAX LIENS, |) | |
| |) | |
| Defendants. |) | |

TO ALL MEN to whom these presents shall come, I, Vernon Betts, Sheriff of the City of St. Louis, send Greeting.

THIS DEED IS MADE and entered into this 23rd day of August, 2019, between Vernon Betts, Sheriff of the City of St. Louis, Missouri, Grantor and Party of the First Part, and St. Louis Tax Sale, LLC, 230 S. Bemiston, #810 Clayton, Missouri 63105 Grantee(s) and Party of the Second Part.

WITNESSETH, that whereas, on the 26th day of **October 2018**, in the above entitled cause, a proceeding under THE MUNICIPAL LAND REUTILIZATION LAW, in the Circuit Court of the City of St. Louis, Missouri, judgment was rendered establishing a lien against the hereinafter described parcel of real estate, situated in the City of St. Louis and the State of Missouri, for the principal amount of delinquent tax bills, together with interest, penalties, attorney's fees and costs computed as of the date of the judgment, to wit:

Lot 14 of Forest Park Addition and in Block 4904 of the City of St. Louis, fronting 100 feet on the South line of Portland Place, by a depth Southwardly of 190 feet to the Northern line of Lot 7.



Property Address: 48 Portland Place

WHEREAS, it was further ordered, adjudged and decreed by said Court that said tax lien be foreclosed and that said parcel of real estate be sold by the Sheriff of the City of St. Louis, Missouri, at public sale, and that said Sheriff advertise and post the notice of sale at the east front door of the Civil Courts Building of the City of St. Louis, Missouri, (the same east front door at which sales of real estate are customarily made by the Sheriff under execution) and that proper notice of said sale also be advertised in a daily newspaper of general circulation regularly published in the City of St. Louis, Missouri, and qualified according to law for the publication of legal notices and advertisements, commencing not earlier than six months after the date of said judgment, and to be published upon the same day of each week during two successive weeks prior to the date of such sale, and that such sale by the Sheriff be held within thirty (30) days after the date of the first publication of the Notice of the Sheriff's Sale according to law, and that the Sheriff make a full report of such sale to the Court for further proceedings pursuant to the provisions of THE MUNICIPAL LAND REUTILIZATION LAW; and

WHEREAS, a duly certified copy of said judgment and order of sale was issued by the Clerk's Office of the said Circuit Court dated the 26th day of **October 2018**, same was to the Sheriff delivered on the **26th** day of **October 2018**, and having previous to the day of sale hereinafter mentioned given notice by posting Notice of Sheriff's Sale on the 2nd day of **July 2019**, at the east front door of the Civil Courts Building in the City of St. Louis, Missouri, (the same front door at which sales of real estate are customarily made by the Sheriff under execution), and by advertising in the *Daily Record*, a daily newspaper of general circulation regularly published in the City of St. Louis, Missouri, and by virtue of said judgment, order of sale and notice, I, or my predecessor as Sheriff of the City of St. Louis, Missouri, did, between

the hours of 9 A.M. and 5 P.M. on the 18th day of July 2019, at the east front door of the Civil Courts Building in the City of St. Louis, Missouri, commence to offer for sale the parcel of real estate herein above described at public auction to the highest bidder for cash; and

WHEREAS, on the 18th day of July 2019, being the 3rd day that the above-described parcel of real estate was offered for sale, the party of the second part bid **ONE HUNDRED ONE THOUSAND TWENTY FIVE DOLLARS** (\$101,025.00). Said bid being the highest, and equal to or in excess of the full amount of all tax bills included in the judgment, interest, penalties, attorney's fees and costs then due thereon, the same was sold to the parties of the second part for said bid; and

WHEREAS, on the 24th day of July 2019, I or my predecessor as such Sheriff, did file with the Clerk of said Court, a report of said sale; and

WHEREAS, on the 8th day of August 2019, the said Court rendered its order approving and confirming said sale, and a duly certified copy of said order was issued from the Clerk's Office of said Court and delivered to me or my predecessor as Sheriff on the 8th day of August 2019.

NOW WHEREFORE, in consideration of the premises and said sum in hand paid to me, or my predecessor, the said Sheriff, by the parties of the second part, the receipt whereof I do hereby acknowledge, and by virtue of the authority in me vested by law, I, Vernon Betts, Sheriff of the City of St. Louis, Missouri, do hereby assign, transfer and convey all the right, title, interest and estate in fee simple, in and to said parcel of real estate to the Grantee and his heirs and assigns forever, with all the rights and appurtenances thereto belonging, subject to any lien thereon of the United States of America, if any, and subject to the liens of any tax bills which may have attached to such parcel of real estate prior to the time of filing of the petition affecting

such parcel of real estate not then delinquent, or which may have attached after the filing of the petition and prior to the Sheriff's sale and not included in any answer to such petition, as fully and as effectively to all intents and purposes in law as I, Sheriff of the City of St. Louis, Missouri, might, could, or ought to sell and convey the same by virtue of the aforesaid judgments, orders, and notices.

PROVIDED, HOWEVER, that this deed contains the following deed restriction pursuant to Section 92.840 (7) R. S. Mo.: That the Party of the Second Part who had the property confirmed and who applied for an occupancy permit within 10 days of the confirmation shall obtain an occupancy permit for the building or structure from the appropriate governmental agency prior to any subsequent transfer or sale of this property. This deed restriction shall exist as a lien against the above-described real estate while the Party of the Second Part hold same in the amount of Five Thousand Dollars (\$5,000.00). The Party of the Second Part hereby agrees by the execution of this deed as grantee that in the event of the Party's of the Second Part failure to obtain an occupancy permit prior to any subsequent transfer of the property, the Party of the Second Part shall pay to the Sheriff the sum of Five Thousand Dollars (\$5,000.00) as fixed, liquidated and ascertained damages without proof of loss or damages. The Sheriff shall have the discretionary power to file a lawsuit against the Party of the Second Part for collection of these liquidated damages

IN WITNESS WHEREOF, I, Vernon Betts, Sheriff of the City of St. Louis,
Missouri, have hereunto set my hand and affixed my seal on the 23rd day
of August, 2019.

Vernon Betts
Vernon Betts
Sheriff of the City of St. Louis

Sheriff appears in open Court this
23 day of August, 2019,
and acknowledges the above Deed to
be his free act and deed. Clerk ordered to
endorse acknowledgement on Deed

David A Roither
David A Roither
Judge of the Twenty-Second Judicial Circuit
Division No. 29



Branch :TP4 User :LSLA

Title Officer : LSLA Order : 48 PORTLAND PL

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BOOK PAGE
10102019-0182RECORDER OF DEEDS
CITY OF ST. LOUIS
RECORDED-CERTIFIED ON
10/10/2019 03:41 PMMICHAEL BUTLER
RECORDER OF DEEDSPAGES: 3
AMOUNT DUE: \$3.00
5112978

THIS DOCUMENT WAS RECORDED

LICENSED TO DATA TREE AND NO FURTHER REUSE OF ANY OTHER PUBLIC RECORDS

QUITCLAIM DEED

THIS INDENTURE, effective as of this 10th day of October, 2019 by and between St. Louis Tax Sale, LLC, a Missouri Limited Liability Company with its address at 230 S. Bemiston, Suite 810, Clayton, MO 63105, Grantor, parties of the first part, and Global Investment Group, LLC, A Missouri Limited Liability Company with its address at 230 S. Bemiston, Suite 810, Clayton, MO 63105, Grantee, party of the second part.

WITNESSETH, that said parties of the first part, for and in consideration of the sum of One Dollar and other good and valuable consideration paid by the said party of the second part, the receipt of which is hereby acknowledged, does by these presents REMISE, RELEASE, and FOREVER QUIT CLAIM unto the party of the second part, the following described lots, tracts, or parcels of land lying, being and situated in the County of St. Louis, and State of Missouri to wit:

Lot 14 of Forest Park Addition and in Block 4904 of the City of St. Louis fronting 100 feet on the South line of Portland Place, by a depth Southwardly of 190 feet to the Northern line of Lot 7.

Known and numbered: 48 Portland Place; Locator No. 4904-00-00400

Subject to building lines, easements, conditions, and restrictions of record, if any, and to any zoning law or ordinance affecting said property.

TO HAVE AND TO HOLD THE SAME, with all the rights, immunities, privileges, and appurtenances thereto belonging, unto the party of the second part and unto her heirs and assigns forever; so that neither the parties of the first part for their heirs or assigns, nor any other person or persons, for whom or in whose name or behalf, will hereinafter claim or demand any right or title to the described premises or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

Branch :TP4 User :LSLA

Title Officer : LSLA Order : 48 PORTLAND PL

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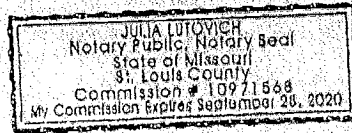
In *Witness Whereof*, the said parties of the first part have hereunto executed these presents the day and year first above written.

GRANTOR, Kamran Khan,
For St. Louis Tax Sale, LLC

STATE OF MISSOURI)
COUNTY OF ST. LOUIS) SS

Before me appeared Kamran Khan, for St. Louis Tax Sale, LLC Grantor, to me personally known to be the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed, as the Grantor, party of the first part.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County of St. Louis, State of Missouri.



Notary Public


Branch :TP4 User :LSLA

Title Officer : LSLA Order : 48 PORTLAND PL

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GRANTEE RIDER

In *Witness Whereof*, the said parties of the second part have hereunto executed these presents the day and year first above written.

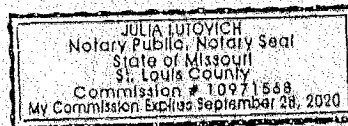

GRANTEE, Kamran Khan,
For Global Investment Group, LLC

STATE OF MISSOURI

COUNTY OF ST. LOUIS

Before me appeared Kamran Khan, for Global Investment Group, LLC, Grantor, to me personally known to be the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed, as the Grantor, party of the first part.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County of St. Louis, State of Missouri.




Notary Public

STATE TAX COMMISSION OF MISSOURI

GLOBAL INVESTMENT GROUP LLC

COMPLAINANT,

VS

APPEAL NUMBERS 19-20412
49040000400Michael R. Dauphin
ASSESSOR FOR THE COUNTY OF
CITY OF ST. LOUIS

RESPONDENT,

and

INTERVENOR,
STIPULATION

COME NOW the parties in the above-numbered appeal(s) and state to this Commission that pursuant to Section 536.060, V.A.M.S., they have reached an agreed settlement by stipulation. The parties have agreed that the proper assessed valuation, excluding any changes in physical improvements, for the above-numbered appeal(s) for the tax years 2019-2020 should be:

| Appeal Number | Current Assessed Value | Stipulated Assessed Values |
|---------------|---------------------------|-------------------------------|
| 19-20412 | \$ 277,720 | \$ 57,000 |

WHEREFORE, the parties respectfully request this Commission to enter an order(s) to confirm the above settlement(s) so as to finally dispose of the controversy above.


ATTORNEY FOR COMPLAINANT


ATTORNEY FOR RESPONDENT

Deborah K Duyster #45147
City Hall Room 314
St. Louis, Mo 63103 (314) 622-3361

Dated: 16-Apr-20

ATTORNEY FOR INTERVENOR

EXHIBIT

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